



Leasing Opportunity

Gateway Village

2 Hebert Road, St. Albert, AB

↕ 3,216 sf

Operating Costs*
\$18.94

Available
Q1 - 2026

Ideal Uses:

Retail, Specialty Dentistry, Service,
Specialty Medical

✓ 3-minute walk to Hebert Rd & Sunset Blvd transit stop (170.0m)

✓ 5-minute drive to Fountain Park Recreation Centre (2.2km)

✓ 9-minute drive to Northwest Edmonton (4.4km)

👤 Population (5km)
94,257

💰 Household Income (5km)
\$141,482

🏠 Households (5km)
33,007

Judee Orfino

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*2025 Estimated Rates

Availability



3,216 sf

